



Did You Know That....

- Water Leak Damages are the main reason for our rising insurance premiums, high deductibles and your increasing HOA fees at SW II?
- In the past year, there have been 9 water damage claims, costing over \$249,100?
- This claims history will result in significantly higher insurance rates, deductibles, monthly commons charges and HOA fees next year?
- Water damage can come from many PREVENTABLE sources such as burst pipes, leaking water heaters, washing machine hoses, leaking fixtures and toilets?

What can each of us do to Break the Cycle?

- Check the manufacture date on your water heater and Replace it if it is 10 years old or older.* DO NOT WAIT until the leaking starts. The damage will already be done!
- Know where your main water shut-off valve is located** and TURN IT OFF if you plan to be away from home for more than 48 hours.**
- Every year, between November 1 and March 31, make sure that all thermostats are operating with fresh batteries and are set to a minimum of 55 degrees Fahrenheit.
- Install steel braided or equivalent hoses for your washing machine, dishwasher, sink, toilet and refrigerator water feed line.
- Promptly repair any leaking pipes, valves, and toilets.
- Regularly check caulking around tubs, showers, toilets, and sinks to prevent moisture from penetrating walls or floors.

*When replacing your water heater have a water leak notification alarm installed as well.

**If you have never done this, just call Kim and arrangements can be made to show you where it is and how it is done.

Thank you for helping to limit your damage, improve our claims history and prevent unnecessary increases in insurance claims and policy costs.

Your Sterling Woods II Master Association